

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Kern County**

State: **CA**

PJ's Total HOME Allocation Received: **\$38,756,423**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 93				
% of Funds Committed	96.74 %	93.02 %	16	93.55 %	81	80	
% of Funds Disbursed	87.00 %	85.70 %	35	86.03 %	46	48	
Leveraging Ratio for Rental Activities	5.97	5.84	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	82.13 %	73.48 %	42	81.34 %	28	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.71 %	69.70 %	42	70.65 %	40	41	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.35 %	81.37 %	38	81.57 %	55	54	
% of 0-30% AMI Renters to All Renters***	32.37 %	41.01 %	63	45.66 %	25	26	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.42 %	1	96.25 %	100	100	
Overall Ranking:			In State: 33 / 93	Nationally: 45	47		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,661	\$35,678		\$27,146	553 Units	57.10 %	
Homebuyer Unit	\$5,485	\$21,129		\$15,140	225 Units	23.20 %	
Homeowner-Rehab Unit	\$41,401	\$27,430		\$20,860	191 Units	19.70 %	
TBRA Unit	\$0	\$2,699		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kern County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$101,308	\$52,307	\$44,983
State:*	\$137,282	\$115,376	\$28,718
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	14.6	28.4	50.3	0.0
Black/African American:	8.9	1.3	3.1	0.0
Asian:	0.2	0.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.9	2.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	0.9	0.0	0.0

ETHNICITY:

Hispanic	75.4	67.6	44.5	0.0
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HOUSEHOLD SIZE:

1 Person:	19.5	13.8	41.4	0.0
2 Persons:	9.6	13.8	35.6	0.0
3 Persons:	17.0	20.4	8.9	0.0
4 Persons:	22.1	25.3	7.3	0.0
5 Persons:	17.0	15.1	4.2	0.0
6 Persons:	9.9	6.7	2.1	0.0
7 Persons:	3.1	2.7	0.5	0.0
8 or more Persons:	1.8	1.3	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	24.2	12.4	12.6	0.0
Elderly:	2.2	3.6	67.0	0.0
Related/Single Parent:	22.1	15.6	5.8	0.0
Related/Two Parent:	38.5	55.1	9.4	0.0
Other:	13.0	12.4	4.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	4.7	0.0 [#]
HOME TBRA:	14.8	
Other:	24.8	
No Assistance:	55.7	

of Section 504 Compliant Units / Completed Units Since 2001 63

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kern County State: CA Group Rank: 45
 (Percentile)
 State Rank: 33 / 93 PJs Overall Rank: 47
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	82.13	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	70.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.35	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.37	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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